

054.0

Map

0001

Block

0024.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 606,700 /

USE VALUE: 606,700 /

ASSESSed: 606,700 /

Total Card /

Total Parcel

606,700

606,700

606,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		GROVE ST, ARLINGTON

OWNERSHIP

Owner 1:	PRETZER XAVID				
Owner 2:					
Owner 3:					
Street 1:	44 GROVE ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476	Type:			

PREVIOUS OWNER

Owner 1:	SHARMA MITHILESH -		
Owner 2:	-		
Street 1:	44 GROVE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 4,589 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Clapboard Exterior and 1781 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4589		Sq. Ft.	Site		0	70.	1.09	11			Locatio	-10					351,331						351,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4589.000	254,800	600	351,300	606,700
Total Card	0.105	254,800	600	351,300	606,700
Total Parcel	0.105	254,800	600	351,300	606,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	340.69	/Parcel:	340.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	254,800	600	4,589.	351,300	606,700	606,700	Year End Roll	12/18/2019
2019	101	FV	207,200	600	4,589.	351,300	559,100	559,100	Year End Roll	1/3/2019
2018	101	FV	194,300	600	4,589.	235,900	430,800	430,800	Year End Roll	12/20/2017
2017	101	FV	194,300	600	4,589.	225,900	420,800	420,800	Year End Roll	1/3/2017
2016	101	FV	194,300	600	4,589.	205,800	400,700	400,700	Year End	1/4/2016
2015	101	FV	189,100	600	4,589.	165,600	355,300	355,300	Year End Roll	12/11/2014
2014	101	FV	189,100	600	4,589.	148,100	337,800	337,800	Year End Roll	12/16/2013
2013	101	FV	189,100	600	4,589.	140,500	330,200	330,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHARMA MITHILES	70330-374		12/4/2017	Mult Lots	590,000	No	No		
FAIOLA RALPH J/	46918-173		2/1/2006		395,000	No	No		
FAIOLA RALPH J-	32847-142		4/30/2001	Family	125,000	No	No		
	6924-146		1/1/1901			No	No	N	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHARMA MITHILES	70330-374		12/4/2017	Mult Lots	590,000	No	No		
FAIOLA RALPH J/	46918-173		2/1/2006		395,000	No	No		
FAIOLA RALPH J-	32847-142		4/30/2001	Family	125,000	No	No		
	6924-146		1/1/1901			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2011	1403	Re-Roof	7,500					
7/27/2007	627	New Wind	11,956					

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	PH	Patrick H
2/21/2009	Meas/Inspect	345	PATRIOT
6/15/2006	MLS	HC	Helen Chinal
4/18/2000	Inspected	243	PATRIOT
1/13/2000	Mailer Sent		
1/7/2000	Measured	277	PATRIOT
7/29/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

USER DEFINED

Prior Id # 1:	36240
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	19:24:51

LAST REV

Date	Time
10/05/18	09:28:49
apro	
4388	

Total AC/HA: 0.10535

Total SF/SM: 4589

Parcel LUC: 101

One Family

Prime NB Desc: ARLINGTON

Total: 351,331

Spl Credit

Total: 351,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

12	26 FFL BMT (312)	1
6 OFF (66)	20	
17	UAT SFL FFL BMT (560)	2
	20	

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
7						
5	BMT	100	RRM	40	A	
1						
9						
9						
1						
1						

A photograph of a two-story purple house with light blue trim and green shutters. The house has a gabled roof, a chimney, and a small porch. A large green bush is in the foreground.